

**CONTRA COSTA COUNTY'S
RESPONSE TO INFORMATION REQUEST**

Delta Protection Commission
Management Plan Update
Information Request to Five County Planners
May 6, 2009

Information Requested for May 21, 2009, Commission Meeting

1. Has your County adopted a Transfer of Development Rights program, and if so, has it been effective? If so, what do you consider to be the key principles or elements that have made it effective?

ANSWER: No, Contra Costa County has not adopted a Transfer of Development Rights program.

2. How many zoning changes have occurred in the Primary Zone within your County since adoption of the Delta Protection Act in 1992 and what has been the general effect of these zoning changes (e.g., have development densities increased/decreased)?

ANSWER: There has been one (1) rezoning application approved by Contra Costa County within the Primary Zone in Contra Costa County since the adoption of the Delta Protection Act of 1992. The rezoning occurred in 2000 when Quimby Island was rezoned from A-2: General Agricultural District to the A-4: Agricultural Preserve District for the purpose of placing the 789-acre island under Land Conservation (Williamson Act) contract. This rezoning and the Williamson Act contract encumbering the land area had the effect of reducing the potential development density on Quimby Island.

3. Based on the existing zoning designations within the Primary Zone of the Sacramento San Joaquin Delta, as defined by the Delta Protection Act, how many residential homes could be constructed on agriculturally-zoned parcels within your County's portion of the Primary Zone? Please specifically identify the number of agricultural parcels within the Primary Zone that have not yet been developed (i.e., do not currently include a farm residence) and the residential development potential for these parcels based on current agricultural zoning.

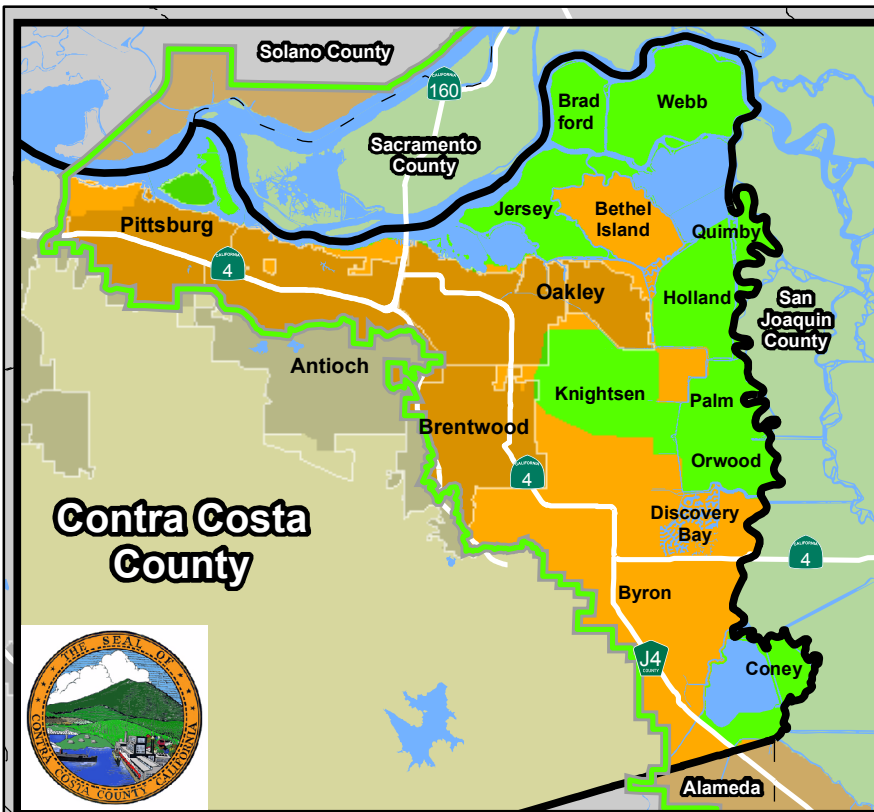
ANSWER: In Contra Costa County, there are 820 Assessor Parcels totaling 34,109 acres of unincorporated land area within the Primary Zone of the Sacramento-San Joaquin Delta. At the present time there are 463 residential units located in the unincorporated area of Contra Costa County within the Primary Zone. There are 242 Assessor Parcels listed with one of several agricultural zoning districts, which do not currently have a residence, and, assuming these are legal parcels that can meet the County's rural residential development standards, a building permit could be issued to construct a residence within the Primary Zone.

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4. For agricultural parcels that are larger than the agricultural zoning designation (e.g., an AG-80 zoning designation for a 2,000 acre parcel), please identify the number of residences that could be constructed if these parcels are subdivided consistent with the current zoning designation requirements. If identifying this number is not feasible for the entire Primary Zone within your jurisdiction due to the large number of parcels, please identify for a random sampling of 10% of the parcels within the Primary Zone within your jurisdiction.

***ANSWER:** In Contra Costa County, there are 820 Assessor Parcels totaling 34,109 acres of unincorporated land area within the Primary Zone of the Sacramento-San Joaquin Delta. At the present time there are 463 residential units located in the unincorporated area of Contra Costa County within the Primary Zone. Based on the Contra Costa County General Plan, Agricultural Zoning Districts, and Subdivision Ordinance, which taken together set the policies, standards, and regulations for rural residential development, there is the potential for an additional 585 residential units within the Primary Zone. Attached are maps and a table detailing the acreage breakdown of General Plan designations and Zoning Districts, and analysis of rural residential development potential for the unincorporated area of Contra Costa County (see maps listed as Attachments #'s 1, 2, and table listed as Attachment #3).*

Prepared by:
Contra Costa County
Dept. of Conservation & Development
May 21, 2009



Legal Delta Boundary
 County Boundaries
 Contra Costa County
 Cities

Contra Costa County

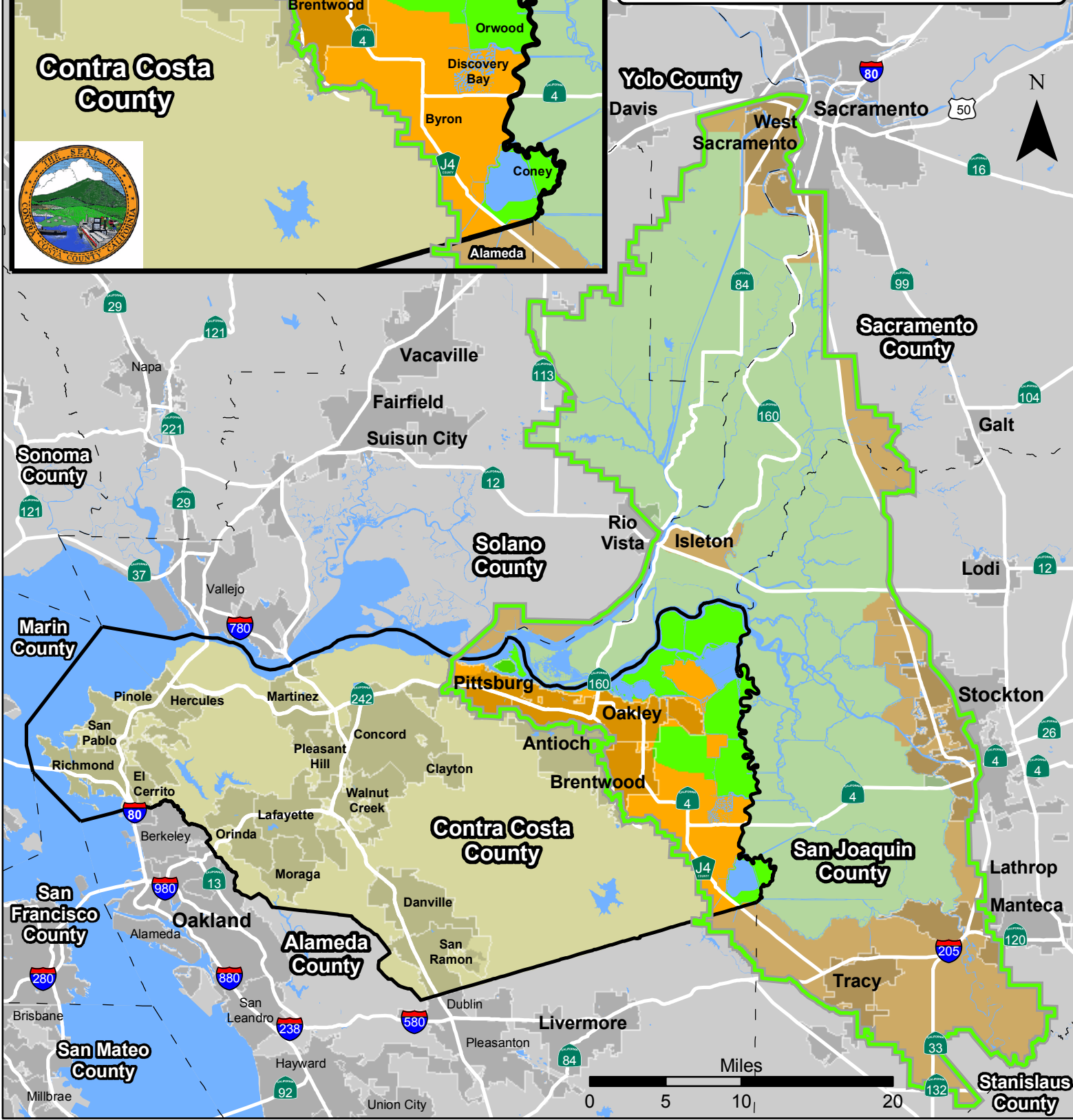
Primary Zone
 Legal Delta
 Outside Delta

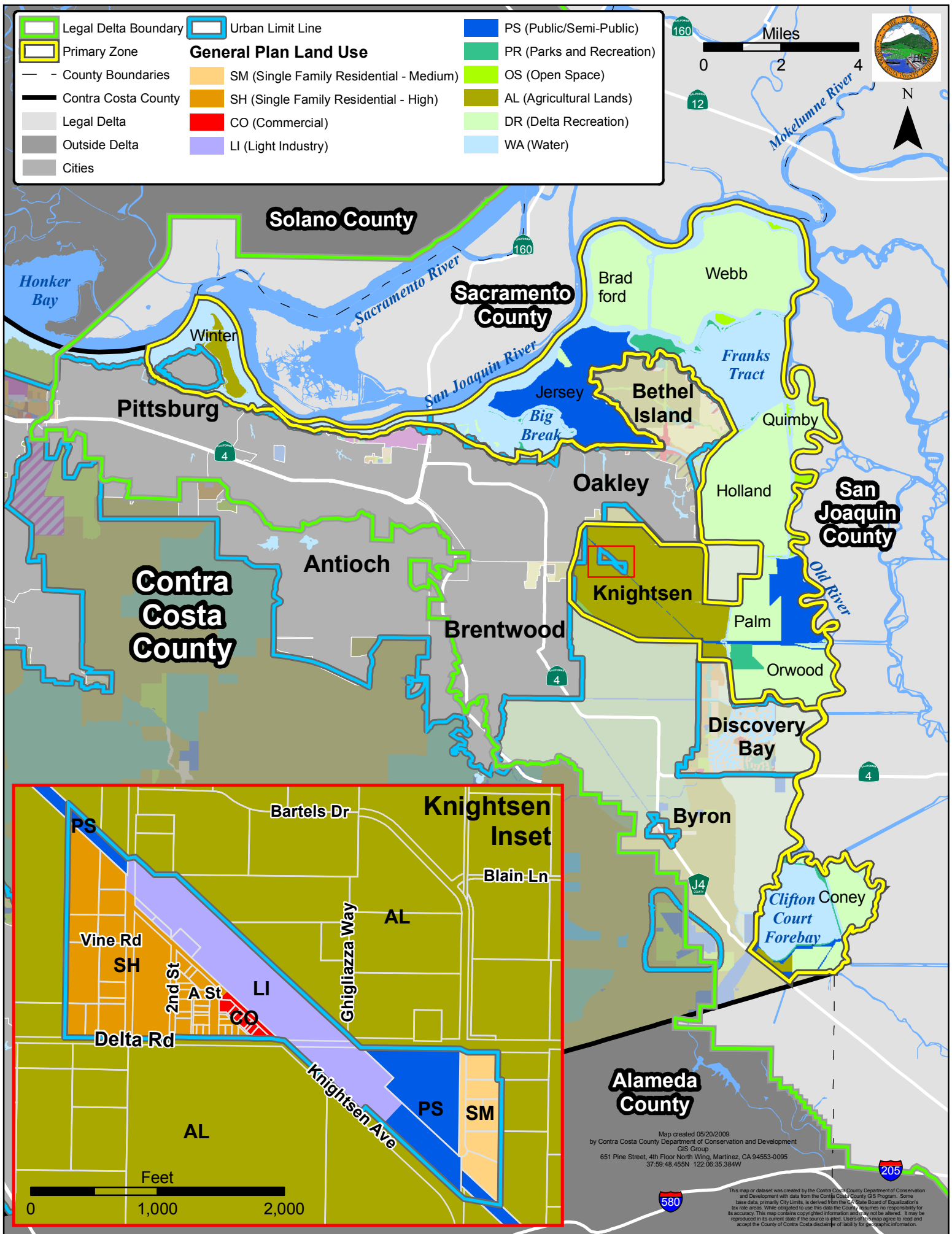
Other Counties

Primary Zone
 Legal Delta
 Outside Delta

Map created 05/20/2009
 by Contra Costa County Department of Conservation and Development
 GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37.59:48.455N 122.06:35.384W

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PRIMARY ZONE OF THE SACRAMENTO-SAN JOAQUIN DELTA			
CONTRA COSTA COUNTY			
RURAL RESIDENTIAL DEVELOPMENT POTENTIAL			
Assumptions: 1) 820 Assessor Parcels totaling 34,109 acres of unincorporated land area within the Primary Zone; and, 2) rural residential development policies and standards per Contra Costa County General Plan, Zoning Code Ord.,			
			Urban Limit Line
Contra Costa County	Contra Costa County		(ULL)
General Plan Designation	Zoning Districts	Actual Use	Status
Agricultural Lands (AL) / Delta Recreation and Resources (DR)	Agricultural & Commercial	Marina	Outside ULL
Agricultural Lands (AL) / Delta Recreation and Resources (DR)	Agricultural Zoning	Agricultural Cultivation or Resource Use	Outside ULL
Agricultural Lands (AL) / Delta Recreation and Resources (DR)	Heavy Industrial Zoning	Wetlands (DuPont buffer land)	Outside ULL
Agricultural Lands (AL) / Delta Recreation and Resources (DR)	Planned Unit Zoning	Rural Residential & Waterski Lake	Outside ULL
Agricultural Lands (AL) / Delta Recreation and Resources (DR)	Residential Zoning	1 Rural Residential and 2 acre field	Outside ULL
Agricultural Lands (AL) / Single Family Residential	Agricultural Zoning	Residence and 3.47 acre field (Knightsen)	Split ULL
Single Family Residential - High Density (SH)	Agricultural Zoning	Residence and 6.5 acres of fields (Knightsen)	Inside ULL
Single Family Residential - High Density (SM)	Agricultural Zoning	Residential (Knightsen)	Inside ULL
Single Family Residential - Medium Density (SH)	Commercial Zoning	Residential and 0.41 acre lot (Knightsen)	Inside ULL
Single Family Residential - Medium Density (SH)	Residential & Commercial	Church Parcel - vacant 5.83 acre field (Knightsen)	Inside ULL
Single Family Residential - High Density (SH)	Residential Zoning	Residential , and small offices (Knightsen)	Inside ULL
Commercial (CO)	Commercial Zoning	Small country stores, post office, and parking (Knightsen)	Inside ULL
Light Industrial (LI) / Public and Semi Public (PS)	Agricultural & Commercial	Railroad ROW (BN&SF) (Knightsen)	Inside ULL
Light Industrial (LI)	Commercial Zoning	Railroad ROW - track siding in Knightsen (BN&SF)	Inside ULL
Open Space (OS)	Agricultural Zoning	Small Islands and Wetlands	Outside ULL
Park and Recreation (PR)	Agricultural Zoning	Parklands and Wetlands (East Bay Regional Park District, State of California)	Outside ULL
Public and Semi-Public (PS)	Agricultural Zoning	school district parcel (Knightsen Union School District)	Inside ULL
Public and Semi-Public (PS)	Agricultural Zoning	Railroad ROW (BN&SF) Knightsen	Split ULL
Public and Semi-Public (PS)	Agricultural Zoning	Railroad ROW (BN&SF)	Outside ULL
Public and Semi-Public (PS)	Agricultural Zoning	EBMUD Aqueduct, Clifton Court Forebay, and ECCID Irrigation Channel	Outside ULL
Public and Semi-Public (PS)	Agricultural Zoning	Jersey Island (Ironhouse Sanitation District)	Outside ULL
Public and Semi-Public (PS)	Agricultural Zoning	Electrical Power Transmission (Transmission Agency of N. Calif.)	Outside ULL
Notes:			
(a) The analysis of additional residential units in the Primary Zone is based on the potential to subdivide parcels zoned for agricultural assuming that these parcels can meet the rural residential development policies and standards as defined under the Con			
Prepared By:			
Contra Costa County			
Dept. of Conservation & Development			
21-May-09			

